



Homes and Community Renewal

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

Owner Certification – HQS Compliance During Covid-19 Pandemic

A Request for Tenancy has been submitted for your apartment unit at _____ to receive federal rental assistance through the HCR Section 8 Housing Choice Voucher (HCV) program, administered in your County by _____, serving as our Local Administrator (LA). Compliance with HQS is required by the U.S. Dept. of Housing and Urban Development (HUD) for units receiving HCV assistance. HQS applies to the building and premises, as well as to the unit.

In light of the current COVID-19 (Coronavirus) public health emergency, for which a Major Disaster Declaration for the State of New York was issued on March 20, 2020, HCR is exercising its authority (as allowed by HUD PIH Notice 2020-05) to temporarily waive the requirement that all units pass an in person, on site HQS inspection conducted by HCR or its LA prior to commencement of assisted occupancy. This waiver is temporary and will be applied at HCR’s discretion to initial inspections of occupied units effective immediately and until rescinded.

HCR has adopted owner certification as an acceptable alternative to an HQS inspection. In order to place the unit under HAP contract and commence making payments, you as the owner or manager must certify that you have no reasonable basis or knowledge that any life-threatening conditions exist in the unit(s) or on the property. For your reference, Life-Threatening deficiencies, as defined by HUD are listed below.

- Gas (natural or liquid petroleum) leak or fumes
- Electrical hazards that could result in shock or fire
- Inoperable or missing smoke detector
- Interior air quality (inoperable or missing carbon monoxide detector, where required)
- Gas/oil fired water heater or heating, ventilation, or cooling system with missing, damaged, improper, or misaligned chimney or venting
- Lack of alternative means of exit in case of fire or blocked egress
- Other interior hazards (missing or damaged fire extinguisher, where required)
- Deteriorated paint surfaces in a unit built before 1978 and to be occupied by a family with a child under 6 years of age
- Any other condition subsequently identified by HUD as life-threatening in a notice published in the Federal Register
- Any other life-threatening condition as identified in NYS HCR’s administrative plan

By signing below, you are certifying to the following:

1. I am qualified to make representations on behalf of the property and its owner;
2. As such, I am not aware of any life-threatening deficiencies applicable to the Request for Tenancy listed above;
3. The property and the unit listed above will be maintained accordance with federal Housing Quality Standards;
4. A representative of the property will inform either HCR or its LA in a timely manner in the event that a life-threatening deficiency is discovered and will commence repairs immediately.

An HQS inspection will still be required on the unit as soon as reasonably possible **but no later than October 31, 2020**. The period of availability for this waiver expires on July 31, 2020.

Please acknowledge your understanding of these revised requirements by signing below.

Acknowledged by Manager/Owner or Rep

Date: